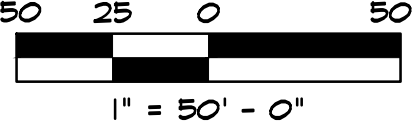
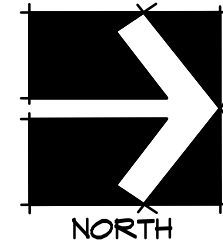


1
L1 ENLARGED PLANTING AREA ALONG FRONTAGE
SCALE: 1" = 10'-0"

LANDSCAPE LEGEND	
	LIVE OAK / QUERCUS VIRGINIANA
	LACEBARK ELM / ULMUS PARVIFOLIA
	CEDAR ELM / ULMUS CRASSIFOLIA
	SOUTHERN MAGNOLIA / MAGNOLIA GRANDIFLORA
	CHINESE PISTACHE / PISTACIA CHINENSIS
	GRAPE MYRTLE / LAURUSTROEMIA INDICA
	YAUPON HOLLY / ILEX VOMITORIA
	REDBUD / CERCIS CANADENSIS
	COMMON TIFF 419 BERMUDA SOLID SOD (MINIMUM 100% COVERAGE)

SITE PLAN / LANDSCAPE CONCEPT PLAN



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

- NOTE:
- Internal lot sidewalks will be installed according to the requirements of the R1 type frontage
 - The approval of the site plan does not specifically approve the walls, signage, irrigation plans or building plan for the pavilion for the development. Each of these elements requires a separate permit with the city of Eules.
 - The irrigation for the Villas will be met through the City of Eules reclaimed water source.
 - All roadways are R1 Type Roadways
 - All alleys are A2 Type Alleys
 - All frontages are R1 Type Frontages
 - All lots are R3 Type Lots

# TREES	STREET NAMES	LIVE OAK	LACEBARK ELM	CEDAR ELM	CHINESE PISTACHE	SOUTHERN MAGNOLIA
12	A	X	X	X		X
25	B			X		
10	C				X	
20	D	X				

BLOCK	LOT No.	AREA S.F.	OPEN SPACE TREES
15	A	36,000	55
16	A	49,935	25
17	A	2,800	3

NOTE:
THE IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL & WILL BE DETERMINED AT THE TIME OF FINAL DESIGN SUBMITTAL.

OWNER / DEVELOPER:
LENNAR HOMES
1707 MARKETPLACE BLVD
UNIT #220
IRVING, TEXAS 75063
PH. 469-587-5206
CONTACT: DAVID AUGHINBAUGH

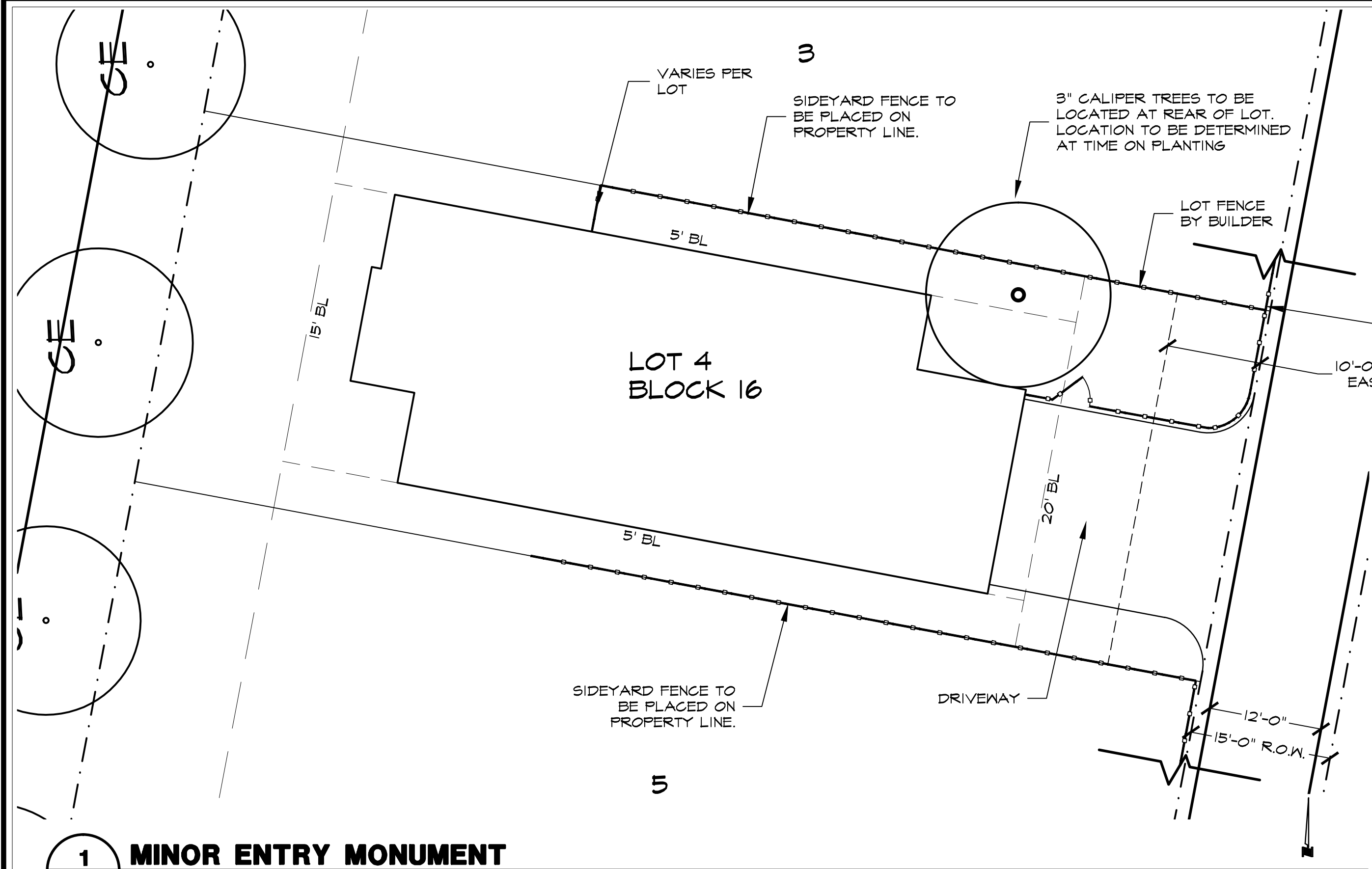
CIVIL ENGINEER:
GOODWIN & MARSHALL INC.
2405 MUSTANG DRIVE
GRAPEVINE, TEXAS 76051
PH. (817) 329-4373
CONTACT: EDDIE ECKART

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC.
519 BENNETT LANE
SUITE 203
LEWISVILLE, TEXAS 75057
PH. (469) 635-1900
CONTACT: LEONARD REEVES



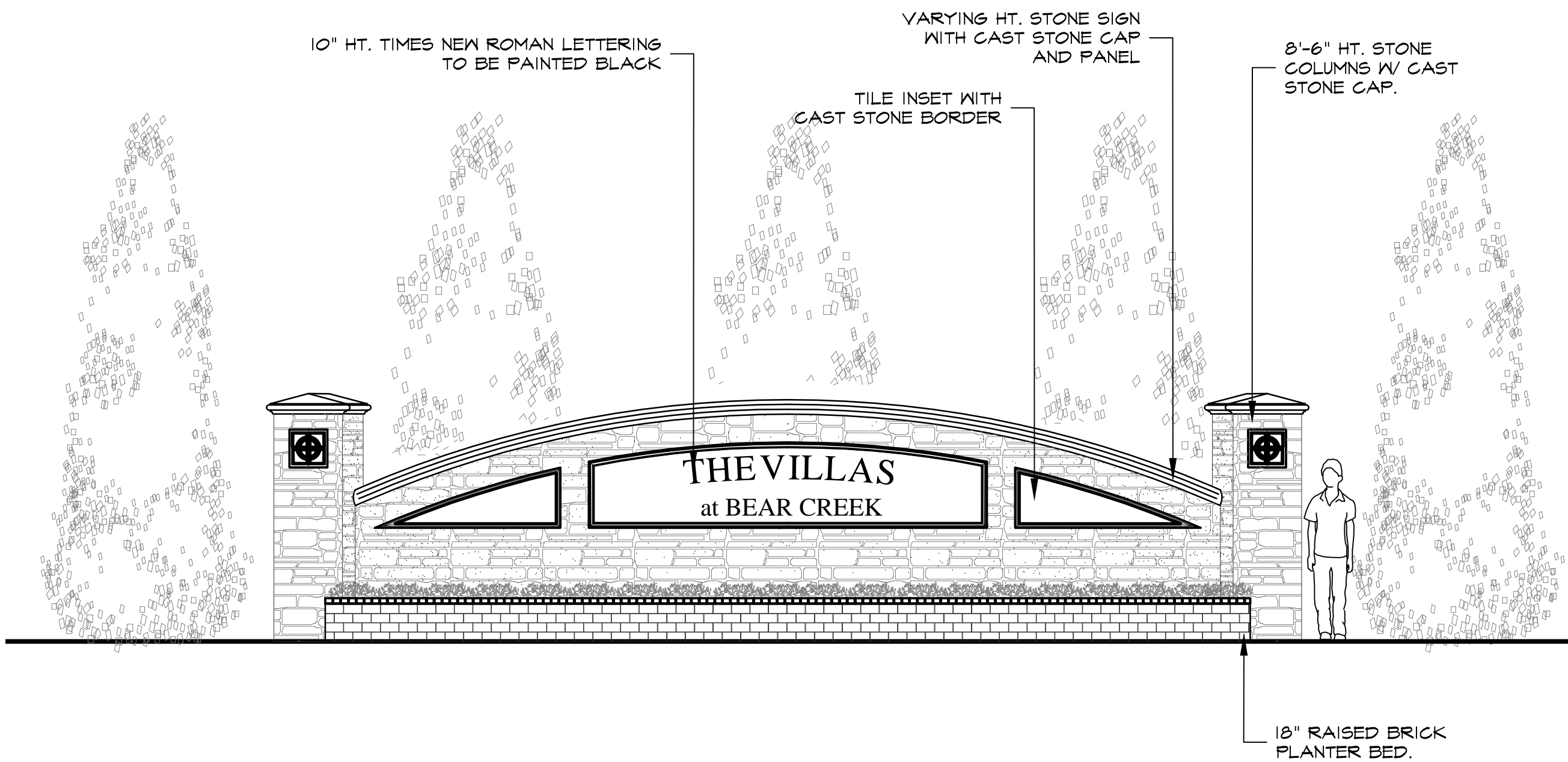
STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

The Villas at Bear Creek
LOTS 1-37, A, BLOCK J
LOTS 1-21, A, BLOCK K
LOT A, BLOCK L
BEING
60 RESIDENTIAL LOTS
AND 3 OPEN SPACE LOTS
12.897 ACRES
SITUATED IN THE
BRADFORD ADAM SURVEY ABSTRACT No. 152
TRACT 1A2, S. 5A1A, 5B
CITY OF EULESS, TARRANT COUNTY, TEXAS
FEBRUARY 17, 2014



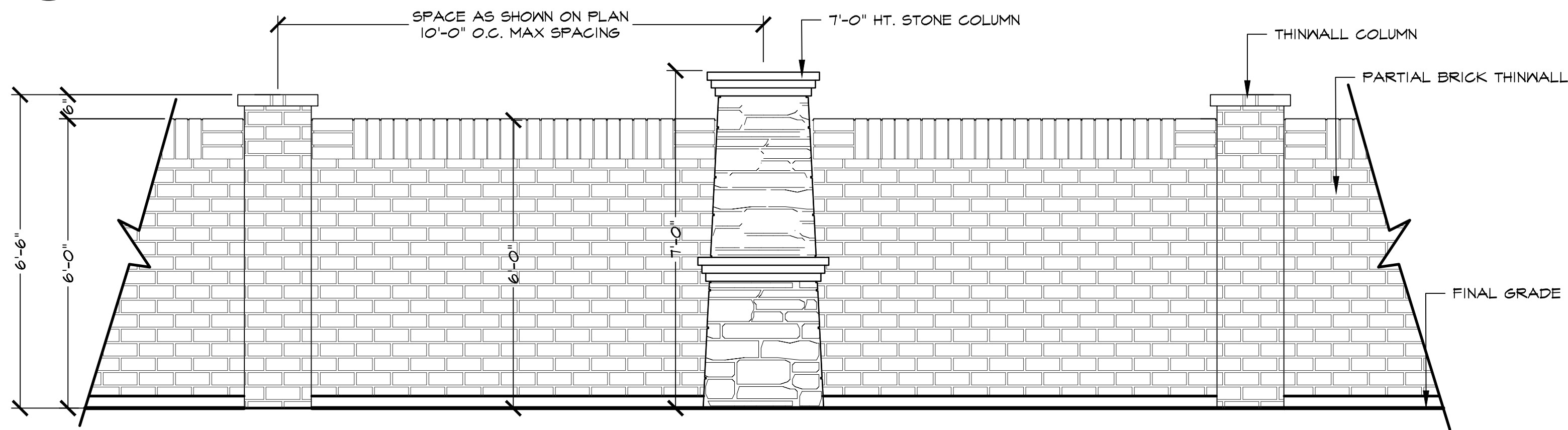
1
L2
MINOR ENTRY MONUMENT
ELEVATION

SCALE: 1" = 10'-0"



2
L2
PRIMARY ENTRY MONUMENT
ELEVATION

SCALE: 1/4" = 1'-0"



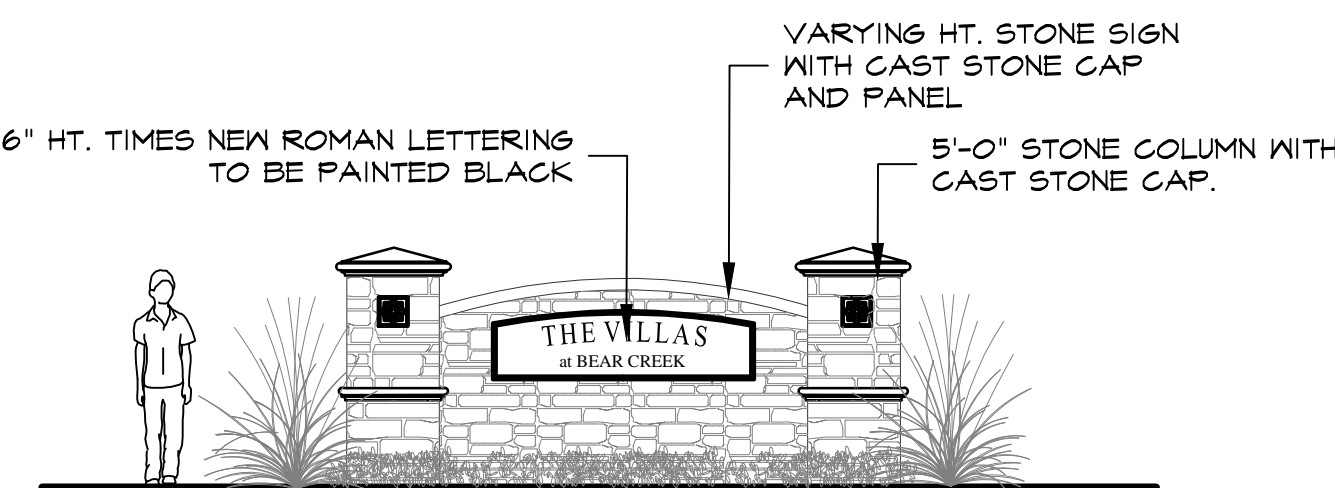
3
L2
STONE COLUMN WITH PARTIAL BRICK THINWALL
ELEVATION

SCALE: 1/2" = 1'-0"



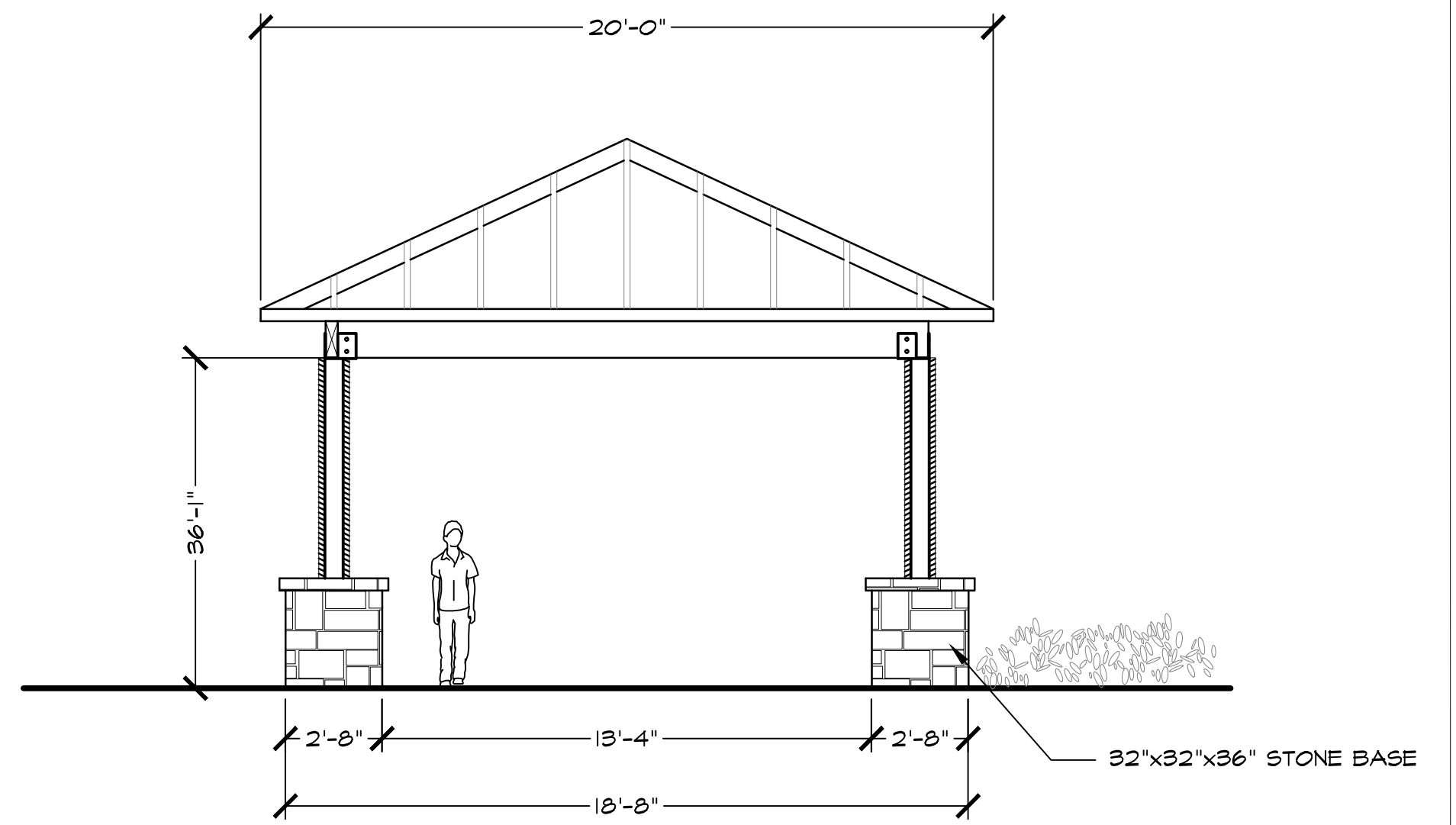
4
L2
SITE AMENITIES
ELEVATION

NTS



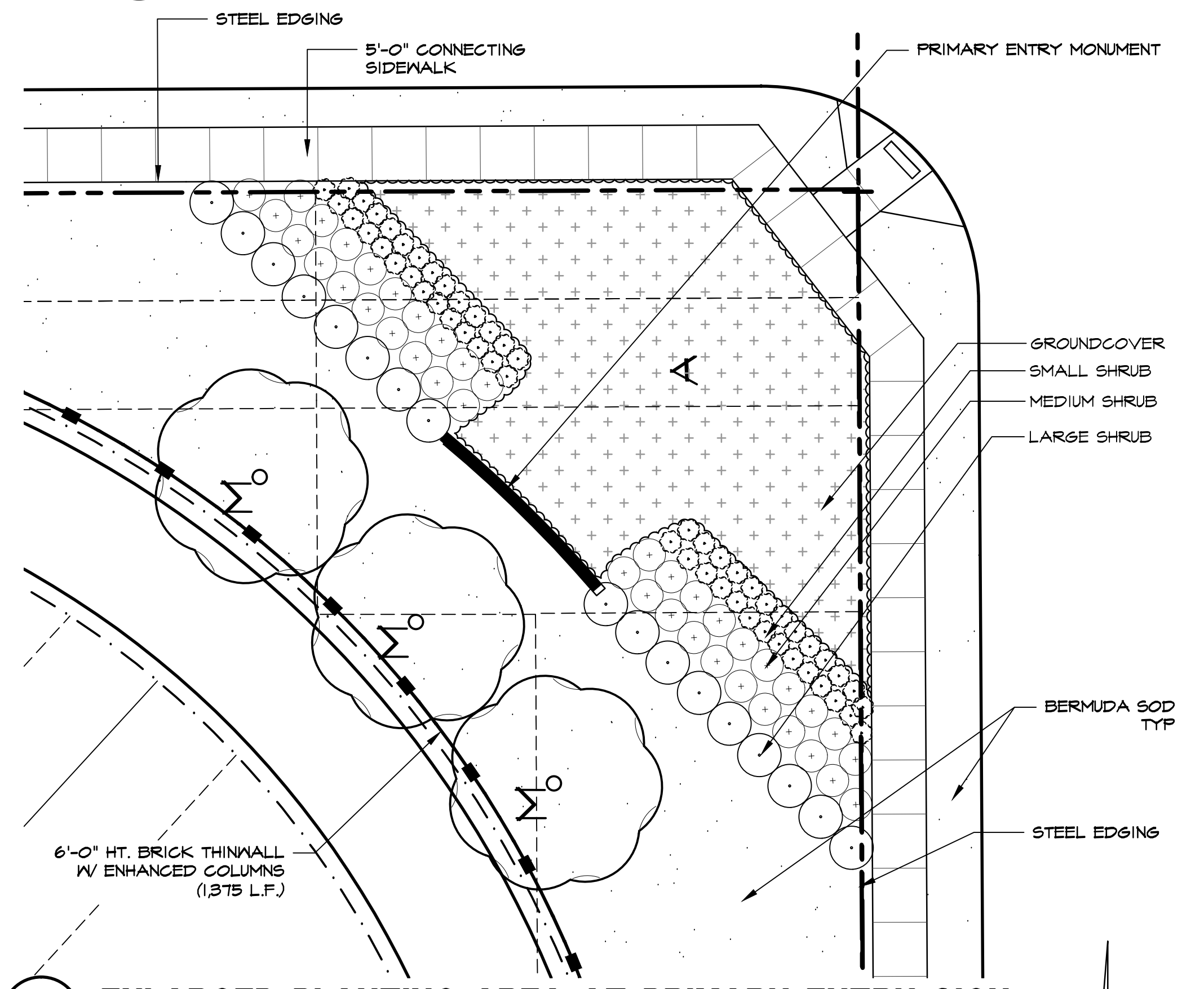
5
L2
MINOR ENTRY MONUMENT
ELEVATION

SCALE: 1/4" = 1'-0"



6
L2
20'X30' SHADE STRUCTURE ELEVATION 'A'
ELEVATION

SCALE: 1/4" = 1'-0"



7
L2
ENLARGED PLANTING AREA AT PRIMARY ENTRY SIGN

SCALE: 1" = 10'-0"

SITE PLAN / LANDSCAPE CONCEPT PLAN

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One Inch

The Villas at Bear Creek

LOTS 1-37, A, BLOCK J
LOTS 1-21, A, BLOCK K
LOT A, BLOCK L

BEING
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TRACT 1A2, 5, 5A1A, 5B
CITY OF EULESS, TARRANT COUNTY, TEXAS

FEBRUARY 17, 2014



May 28, 2014



Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

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CASE No. 14-03-SP

SHEET L2 OF 2